

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF HARRIS REALTY TRUST
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL R-3D-1
IN THE SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Harris Realty Trust has expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcel R-3D-1 in the South Cove Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Harris Realty Trust be and hereby is finally designated as Redeveloper(s) of Parcel R-3D-1 in the South Cove Urban Renewal Area.
2. That it is hereby determined that Harris Realty Trust possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Harris Realty Trust for the development of Parcel R-3D-1 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-3D-1 to Harris Realty Trust, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

200 State Street
Boston, MA 02109

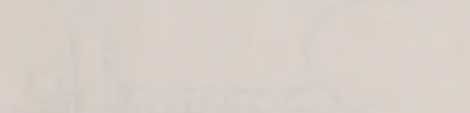
Dear Mr. Bartlett:

We understand you will be reviewing the apartment
building located at 20 State Street, Boston, Massachusetts.

Based on your previous successful construction work,
we would be happy to consider you for construction work
around your land at 15 to 17 State Street. Our budget
for this work is \$1,000,000.00.

In the event that you have any questions, you can call me
and we will be glad to answer them. We will be glad to
discuss this project with you at any time.

Very truly yours,
Michael J. Baker
Baker Corporation


Michael J. Baker
Baker Corporation

22/11/11



NATIONAL BANK OF GREECE, S.A.

ESTABLISHED 1841 - ATHENS, GREECE

1199

May 22, 1984

Mr. William A. Harris
Harris Realty Trust
231 Harrison Avenue
Boston, MA 02111

Dear Mr. Harris:

We understand you will be restoring the apartment house located at 20 Pine Street, Boston, Massachusetts.

Based on your previous successful construction work, we would be happy to assist you with construction money should you need it up to U.S. Dollars Two Hundred Thousand (\$200,000.00).

In the event that you need said funds, the terms and conditions will be outlined in our original commitment letter addressed to you given to you at that time.

Very truly yours,
NATIONAL BANK OF GREECE
Boston Branch

Stelios Antonakopoulos
Manager

SA/aaa

MEMORANDUM

April 18, 1985

TO: Boston Redevelopment Authority and
Stephen Coyle, Director

FROM: Richard Garver, Deputy Director, Community Development
and William Arthur Reilly, Project Coordinator

SUBJECT: South Cove Urban Renewal Parcel
Project Mass. R-92, Parcel R-3D-1
Final Designation of Redeveloper

On May 23, 1984, the Authority tentatively designated Harris Realty Trust as redeveloper of Parcel R-3D-1 located at 20 Pine Street in the South Cove Urban Renewal Area.

The rear wall in this building was in danger of collapsing and as an abutter at 18 Pine Street and the only person to express an interest in developing the building into residential units, Mr. William Harris agreed to enter the building and effect emergency structural repairs in the amount of \$25,000.

Since that time, Mr. Harris has submitted floor plans for five dwelling units, as well as a financing commitment to complete the project, in the amount of \$200,000.

The Rehab staff has inspected and approved the emergency structured repair work, and has reviewed and approved the floor plans for five new dwelling units.

It is therefore recommended the Authority finally designate Harris Realty Trust as the redeveloper of Parcel R-3D-1.

An appropriate resolution is attached.

SO. COVE R-92

R-3D-1 20 Pine St.

R-3D-2 237-239 Harrison Ave

AREA R-3D-1 635 sq. ft.

R-3D-2 1300 " "

WIDTH

DEPTH

SITE

ACCESS

PARKING

D. U. %

TYPE

ZONING

Pine St/Harrison Ave.

USE HOUSING (alt. public or institutional)

NOTES: PARCEL BOUNDARIES AND AREAS BASED ON CITY ASSESSOR'S MAPS ARE APPROXIMATE. PENDING FINAL SURVEYS.

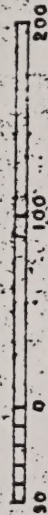
FOR DEFINITIONS, STANDARDS & CONTROLS SEE:

SOUTH COVE URBAN RENEWAL PLAN

PROJECT NO. MASS. R-92

BOSTON REDEVELOPMENT AUTHORITY

JUNE 1965



DISPOSITION

PARCELS

DATE

SOUTH COVE

Urban Renewal Area
Massachusetts R-92

BOSTON REDEVELOPMENT AUTHORITY



